

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: LE MARS
Local Government Number: 75G697

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LEMARS JOINT LEMARS PLYMOUTH CO CITY SHARE URBAN RENEWAL	75005	2
LEMARS WESTMAR URBAN RENEWAL	75007	1
LEMARS HWY 75 BYPASS URBAN RENEWAL	75019	8
LEMARS AG URBAN RENEWAL	75024	1

TIF Debt Outstanding: 45,636,078

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	748,352	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	5,024,692
TIF Sp. Revenue Fund Interest:	1,155
Property Tax Replacement Claims	137,952
Asset Sales & Loan Repayments:	0
Total Revenue:	5,163,799

Rebate Expenditures:	22,938
Non-Rebate Expenditures:	3,826,546
Returned to County Treasurer:	0
Total Expenditures:	3,849,484

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	2,062,667	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 39,723,927**

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS JOINT LEMARS PLYMOUTH CO CITY SHARE URBAN RENEWAL
 UR Area Number: 75005
 UR Area Creation Date: 01/2004
 UR Area Purpose: See attached plan & amendments

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LE MARS CITY/LE MARS SCH/LE MARS UR TIF INC	75086	75087	93,758,708
LE MARS CITY AG/LE MARS SCH/LE MARS AG JOINT UR INC	75090	75091	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	386,127	22,077,870	94,578,340	48,922,360	0	-59,264	165,905,433	0	165,905,433
Taxable	1,025	11,073,897	83,549,193	41,720,791	0	-59,264	136,285,642	0	136,285,642
Homestead Credits									143

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **222,670** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 2,048,242
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 67,130
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,115,372

Rebate Expenditures: 12,318
 Non-Rebate Expenditures: 800,000
 Returned to County Treasurer: 0
Total Expenditures: 812,318

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **1,525,724** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For LEMARS JOINT LEMARS PLYMOUTH CO CITY SHARE URBAN RENEWAL

Infrastr Bypass Interchanges

Description:	Street, water, sewer, storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

24th Street

Description:	Street Improv
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Rec Trail Tunnel

Description:	Recreation Trail Improv
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Le Mars Industrial Park South

Description:	Ind Park Earthwork/Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Le Mars Ind Park / RailExt

Description:	Ind Park Earthwork, Street, Rail
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Tax Rebates

Description:	Tax Rebates
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Crescent Ridge

Description:	Crescent Ridge
Classification:	Acquisition of property

Physically Complete:	Yes
Payments Complete:	No

Project Eagle

Description:	Wells Corporate Campus
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For LEMARS JOINT LEMARS PLYMOUTH CO CITY SHARE URBAN RENEWAL

2006/2011 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,277,866
Interest:	0
Total:	3,277,866
Annual Appropriation?:	No
Date Incurred:	01/01/2006
FY of Last Payment:	2021

Ind Park South

Debt/Obligation Type:	Internal Loans
Principal:	101,484
Interest:	0
Total:	101,484
Annual Appropriation?:	No
Date Incurred:	01/01/2008
FY of Last Payment:	2021

Le Mars Ind Park 2nd

Debt/Obligation Type:	Internal Loans
Principal:	73,371
Interest:	0
Total:	73,371
Annual Appropriation?:	No
Date Incurred:	01/01/2007
FY of Last Payment:	2021

Crescent Ridge

Debt/Obligation Type:	Internal Loans
Principal:	389,400
Interest:	0
Total:	389,400
Annual Appropriation?:	No
Date Incurred:	01/01/2009
FY of Last Payment:	2021

Pedestrian Tunnel

Debt/Obligation Type:	Internal Loans
Principal:	147,110
Interest:	0
Total:	147,110
Annual Appropriation?:	No

Date Incurred:	01/01/2009
FY of Last Payment:	2021

Tax Rebates (Anthony)

Debt/Obligation Type:	Rebates
Principal:	4,696
Interest:	0
Total:	4,696
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2016

Le Mars Ind Park 3rd

Debt/Obligation Type:	Internal Loans
Principal:	371,608
Interest:	0
Total:	371,608
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2021

Water Well #11

Debt/Obligation Type:	Internal Loans
Principal:	51,122
Interest:	0
Total:	51,122
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

Well & Water Main Extensions

Debt/Obligation Type:	Internal Loans
Principal:	197,680
Interest:	0
Total:	197,680
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

Land Acquisition (DOT)

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2021

Recreation Trail - Plaza

Debt/Obligation Type:	Internal Loans
Principal:	41,345
Interest:	0
Total:	41,345
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2021

Key Ave Watermain Extensions

Debt/Obligation Type:	Internal Loans
Principal:	293,155
Interest:	0
Total:	293,155
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

Water Improv /Debt

Debt/Obligation Type:	Internal Loans
Principal:	239,349
Interest:	0
Total:	239,349
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

Le Mars Ind Park 3rd 27th St & Util

Debt/Obligation Type:	Internal Loans
Principal:	409,824
Interest:	0
Total:	409,824
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2021

Rec Trail Plaza - ICON

Debt/Obligation Type:	Internal Loans
Principal:	12,650
Interest:	0
Total:	12,650
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

Rail Expansion/Plan

Debt/Obligation Type:	Internal Loans
Principal:	62,087
Interest:	0
Total:	62,087

Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2021

WWTP Improv / Debt

Debt/Obligation Type:	Other Debt
Principal:	26,439,715
Interest:	0
Total:	26,439,715
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2021

Admin / In Kind

Debt/Obligation Type:	Internal Loans
Principal:	89,315
Interest:	0
Total:	89,315
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2021

Madison Ave Water Ext

Debt/Obligation Type:	Internal Loans
Principal:	30,960
Interest:	0
Total:	30,960
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

27th St Drainage Improv

Debt/Obligation Type:	Internal Loans
Principal:	25,005
Interest:	0
Total:	25,005
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

Tax Rebates (ICON.Anthony)

Debt/Obligation Type:	Rebates
Principal:	107,438
Interest:	0
Total:	107,438
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

Le Mars Ind Park 3rd

Debt/Obligation Type:	Internal Loans
Principal:	13,045
Interest:	0
Total:	13,045
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2021

Fedders Marine Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	55,000
Interest:	0
Total:	55,000
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2020

Project Eagle Debt

Debt/Obligation Type:	Other Debt
Principal:	5,440,000
Interest:	849,070
Total:	6,289,070
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2025

Project Eagle Admin Fees

Debt/Obligation Type:	Other Debt
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2025

Rec Trail Plaza - ICON

Debt/Obligation Type:	Internal Loans
Principal:	36,920
Interest:	0
Total:	36,920
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2017

Non-Rebates For LEMARS JOINT LEMARS PLYMOUTH CO CITY SHARE URBAN RENEWAL

TIF Expenditure Amount:	657,188
Tied To Debt:	Project Eagle Debt
Tied To Project:	Project Eagle

TIF Expenditure Amount:	500
Tied To Debt:	Project Eagle Admin Fees
Tied To Project:	Project Eagle

TIF Expenditure Amount:	111,845
Tied To Debt:	Crescent Ridge
Tied To Project:	Crescent Ridge

TIF Expenditure Amount:	30,467
Tied To Debt:	Rail Expansion/Plan
Tied To Project:	Le Mars Ind Park / RailExt

Rebates For LEMARS JOINT LEMARS PLYMOUTH CO CITY SHARE URBAN RENEWAL

Fedders Marine

TIF Expenditure Amount:	12,318
Rebate Paid To:	Fedders Marine
Tied To Debt:	Fedders Marine Tax Rebate
Tied To Project:	Tax Rebates
Projected Final FY of Rebate:	2020

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	LE MARS (75G697)
Urban Renewal Area:	LEMARS JOINT LEMARS PLYMOUTH CO CITY SHARE URBAN RENEWAL (75005)
TIF Taxing District Name:	LE MARS CITY/LE MARS SCH/LE MARS UR TIF INC
TIF Taxing District Inc. Number:	75087
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	22,077,870	94,578,340	48,922,360	0	-59,264	165,519,306	0	165,519,306
Taxable	0	11,073,897	83,549,193	41,720,791	0	-59,264	136,284,617	0	136,284,617
Homestead Credits									143

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	40,949,589	124,628,981	93,758,708	30,870,273	895,110

FY 2016 TIF Revenue Received: 2,048,242

TIF Taxing District Data Collection

Local Government Name:	LE MARS (75G697)
Urban Renewal Area:	LEMARS JOINT LEMARS PLYMOUTH CO CITY SHARE URBAN RENEWAL (75005)
TIF Taxing District Name:	LE MARS CITY AG/LE MARS SCH/LE MARS AG JOINT UR INC
TIF Taxing District Inc. Number:	75091
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	386,127	0	0	0	0	0	386,127	0	386,127
Taxable	1,025	0	0	0	0	0	1,025	0	1,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	150,311	1,025	0	1,025	20

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS WESTMAR URBAN RENEWAL
 UR Area Number: 75007
 UR Area Creation Date: 11/1995
 UR Area Purpose: See plan and amendment

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LE MARS CITY/LE MARS SCH/WESTMAR UR INC	75104	75105	11,669,126

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,450,800	3,442,890	0	0	-40,744	18,852,946	0	18,852,946
Taxable	0	8,611,269	3,098,601	0	0	-40,744	11,669,126	0	11,669,126
Homestead Credits									65

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	338,023
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	9,983
Asset Sales & Loan Repayments:	0
Total Revenue:	348,006

Rebate Expenditures:	0
Non-Rebate Expenditures:	348,006
Returned to County Treasurer:	0
Total Expenditures:	348,006

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For LEMARS WESTMAR URBAN RENEWAL

Conv Center HVAC

Description:	HVAC
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Weidler CSC South Access

Description:	Access
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

KIME Sale Costs

Description:	Sale
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Mock Library Sale Costs

Description:	Sale
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For LEMARS WESTMAR URBAN RENEWAL

Conv Center HVAC Debt

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	12/01/2010
FY of Last Payment:	2016

Weidler CSC South Access

Debt/Obligation Type:	Internal Loans
Principal:	23,917
Interest:	0
Total:	23,917
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2016

KIME Sale Costs

Debt/Obligation Type:	Internal Loans
Principal:	79,042
Interest:	0
Total:	79,042
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2016

Mock Library Sale Costs

Debt/Obligation Type:	Internal Loans
Principal:	61,186
Interest:	0
Total:	61,186
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2016

Non-Rebates For LEMARS WESTMAR URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Mock Library Sale Costs
Tied To Project:	Mock Library Sale Costs

TIF Expenditure Amount:	74,089
Tied To Debt:	KIME Sale Costs
Tied To Project:	KIME Sale Costs

TIF Expenditure Amount:	250,000
Tied To Debt:	Conv Center HVAC Debt
Tied To Project:	Conv Center HVAC

TIF Expenditure Amount:	23,917
Tied To Debt:	Weidler CSC South Access
Tied To Project:	Weidler CSC South Access

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS WESTMAR URBAN RENEWAL (75007)
 TIF Taxing District Name: LE MARS CITY/LE MARS SCH/WESTMAR UR INC
 TIF Taxing District Inc. Number: 75105
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1995

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,450,800	3,442,890	0	0	-40,744	18,852,946	0	18,852,946
Taxable	0	8,611,269	3,098,601	0	0	-40,744	11,669,126	0	11,669,126
Homestead Credits									65

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	11,669,126	11,669,126	0	0

FY 2016 TIF Revenue Received: 338,023

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL
 UR Area Number: 75019

UR Area Creation Date: 08/2004

UR Area Purpose: To facilitate the joint cooperative undertaking of urban renewal projects and economic development initiatives by the City of Le Mars and Plymouth County.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LEMARS CITY/LEMARS SCH/PLYMOUTH CO PROJECT EAGLE INCREMENT	75144	75145	21,011,409
LEMARS CITY/LEMARS SCH/PLYMOUTH COUNTY JOINT UR INC	75146	75147	41,587,029
AMERICA TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75158	75159	6,957,857
WASHINGTON TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75160	75161	396,565
ELGIN TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75162	75163	173,713
LEMARS CITY/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75164	75165	2,421,615
LEMARS CITY AG/LEMARS SCH/PLYMOUTH CO JOINT UR INC	75166	75167	276,571
LEMARS CTY AG/LEMARS SCH/ PLY CO LEMARS AG JOINT INC	75170	75171	530,754

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,657,313	17,974,730	42,281,860	23,093,329	0	-18,520	92,988,712	0	92,988,712
Taxable	4,488,608	11,248,804	39,624,987	23,093,329	0	-18,520	78,437,208	0	78,437,208
Homestead Credits									57

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For LEMARS HWY 75 BYPASS URBAN RENEWAL

Project Eagle

Description:	Wells Corporate Campus
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Transfer to City of LeMars

Description:	Transfer to City of Le Mars
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Key Ave.

Description:	Paving of Key Ave.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LEMARS HWY 75 BYPASS URBAN RENEWAL

Project Eagle Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2005
FY of Last Payment:	2015

Le Mars Ind. Park 2nd Add. Debt

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/30/2006
FY of Last Payment:	2015

Crescent Ridge Debt

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/22/2006
FY of Last Payment:	2015

Key Ave. Debt

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2008
FY of Last Payment:	2015

Transfer to Le Mars

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2008
FY of Last Payment:	2015

Non-Rebates For LEMARS HWY 75 BYPASS URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Transfer to Le Mars
Tied To Project:	Transfer to City of LeMars
TIF Expenditure Amount:	0
Tied To Debt:	Project Eagle Debt
Tied To Project:	Project Eagle
TIF Expenditure Amount:	0
Tied To Debt:	Key Ave. Debt
Tied To Project:	Key Ave.

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	LE MARS (75G697)
Urban Renewal Area:	LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
TIF Taxing District Name:	LEMARS CITY/LEMARS SCH/PLYMOUTH CO PROJECT EAGLE INCREMENT
TIF Taxing District Inc. Number:	75145
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	23,346,010	0	0	0	23,346,010	0	23,346,010
Taxable	0	0	21,011,409	0	0	0	21,011,409	0	21,011,409
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	21,011,409	21,011,409	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	LE MARS (75G697)
Urban Renewal Area:	LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
TIF Taxing District Name:	LEMARS CITY/LEMARS SCH/PLYMOUTH COUNTY JOINT UR INC
TIF Taxing District Inc. Number:	75147
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,780,570	15,713,130	23,093,329	0	0	41,587,029	0	41,587,029
Taxable	0	2,780,570	15,713,130	23,093,329	0	0	41,587,029	0	41,587,029
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	41,587,029	41,587,029	0	0

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: AMERICA TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC
 TIF Taxing District Inc. Number: 75159
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,989,610	10,566,900	2,905,390	0	0	-11,112	20,450,788	0	20,450,788
Taxable	3,124,505	5,889,300	2,614,851	0	0	-11,112	11,617,544	0	11,617,544
Homestead Credits									43

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,152,560	8,309,340	6,957,857	1,351,483	27,781

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: WASHINGTON TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC
 TIF Taxing District Inc. Number: 75161
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	887,130	204,530	0	0	0	0	1,091,660	0	1,091,660
Taxable	396,565	113,992	0	0	0	0	510,557	0	510,557
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	285,650	510,557	396,565	113,992	2,343

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: ELGIN TWP/LEMARS SCH/PLYMOUTH CO JOINT UR INC
 TIF Taxing District Inc. Number: 75163
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	358,400	163,490	0	0	0	0	521,890	0	521,890
Taxable	160,213	91,119	0	0	0	0	251,332	0	251,332
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	264,790	251,332	173,713	77,619	1,603

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: LEMARS CITY/LEMARS SCH/PLYMOUTH CO JOINT UR INC
 TIF Taxing District Inc. Number: 75165
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,259,240	317,330	0	0	-7,408	4,569,162	0	4,569,162
Taxable	0	2,373,823	285,597	0	0	-7,408	2,652,012	0	2,652,012
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,086,890	2,489,680	2,421,615	68,065	1,974

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: LEMARS CITY AG/LEMARS SCH/PLYMOUTH CO JOINT UR INC
 TIF Taxing District Inc. Number: 75167
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	618,700	0	0	0	0	0	618,700	0	618,700
Taxable	276,571	0	0	0	0	0	276,571	0	276,571
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	119,900	276,571	276,571	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: LEMARS CTY AG/LEMARS SCH/ PLY CO LEMARS AG JOINT INC
 TIF Taxing District Inc. Number: 75171
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	803,473	0	0	0	0	0	803,473	0	803,473
Taxable	530,754	0	0	0	0	0	530,754	0	530,754
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	159,601	530,754	530,754	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS AG URBAN RENEWAL
 UR Area Number: 75024
 UR Area Creation Date: 07/1992
 UR Area Purpose: See attached plan and amendments

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LEMARS CITY AG/LEMARS SCH/LEMARS AG UR INC	75168	75169	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2015:**

525,682

0

**Amount of 07-01-2015 Cash Balance
Restricted for LMI**

TIF Revenue: 2,638,427
 TIF Sp. Revenue Fund Interest: 1,155
 Property Tax Replacement Claims 60,839
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,700,421

Rebate Expenditures: 10,620
 Non-Rebate Expenditures: 2,678,540
 Returned to County Treasurer: 0
Total Expenditures: 2,689,160

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2016:**

536,943

0

**Amount of 06-30-2016 Cash Balance
Restricted for LMI**

Projects For LEMARS AG URBAN RENEWAL

Water Improv Bonding

Description:	Water Improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Wastewater Improv

Description:	Wastewater Improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

LeMars Bus Park

Description:	Development Costs
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Killeas Ind Park

Description:	Development Costs
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Airport Bus Park

Description:	Development Costs
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

IA 3 W Rec Trail

Description:	Trail Costs
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Earthwork/Drainage/DetBasin

Description:	Earthwork/Drainage
Classification:	Roads, Bridges & Utilities
Physically Complete:	No

Payments Complete:	No
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Sunset Park Improv

Description:	Earthwork
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Street/Rail Crossing Repairs

Description:	Street Improv
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

WW Land Purchase

Description:	Land Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

WW Plant Improv/Access Road

Description:	WW Improv
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

HyVee Reloc Improv

Description:	Street/Drainage/Sewer Improv
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

LMIP 2nd Rail Improv

Description:	Rail Improv
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy 75 N Rec Trail Plaza

Description:	Trail Costs
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2011 GO Bonds

Description:	GO Bonds
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Airport Improvements

Description:	Airport Improv
Classification:	
Physically Complete:	No
Payments Complete:	No

Storm Sewer Relocation

Description:	Drainage
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Econ Dev Loan -

Description:	Econ Dev Loan
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

TIF Admin

Description:	Admin
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Tax Rebates

Description:	Tax Rebates
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For LEMARS AG URBAN RENEWAL

2006/2011 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	785,000
Interest:	72,597
Total:	857,597
Annual Appropriation?:	No
Date Incurred:	01/01/2006
FY of Last Payment:	2018

Le Mars Bus Park

Debt/Obligation Type:	Internal Loans
Principal:	69,555
Interest:	0
Total:	69,555
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2016

Killeas Ind Park

Debt/Obligation Type:	Internal Loans
Principal:	31,390
Interest:	0
Total:	31,390
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2016

Airport Bus Park

Debt/Obligation Type:	Internal Loans
Principal:	81,559
Interest:	0
Total:	81,559
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2016

IA 3 W Rec Trail

Debt/Obligation Type:	Internal Loans
Principal:	251,367
Interest:	0
Total:	251,367
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2016

Sunset Parki Improv

Debt/Obligation Type:	Internal Loans
Principal:	10,523
Interest:	0
Total:	10,523
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2016

Street/Rail Crossing Repairs

Debt/Obligation Type:	Internal Loans
Principal:	108,861
Interest:	0
Total:	108,861
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2016

WW Plant Improv/Access Road

Debt/Obligation Type:	Internal Loans
Principal:	270,245
Interest:	0
Total:	270,245
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2018

HyVee Reloc Improv

Debt/Obligation Type:	Internal Loans
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2017

LMIP 2nd Rail Improv

Debt/Obligation Type:	Internal Loans
Principal:	219,714
Interest:	0
Total:	219,714
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2016

Hwy 75 N Rec Trail Plaza

Debt/Obligation Type:	Internal Loans
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Principal:	62,093
Interest:	0
Total:	62,093
Annual Appropriation?:	No
Date Incurred:	06/01/2013
FY of Last Payment:	2016

Airport Improv

Debt/Obligation Type:	Internal Loans
Principal:	167,647
Interest:	0
Total:	167,647
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

Lincoln Street Widening

Debt/Obligation Type:	Internal Loans
Principal:	17,860
Interest:	0
Total:	17,860
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

Drainage Improv

Debt/Obligation Type:	Internal Loans
Principal:	169,542
Interest:	0
Total:	169,542
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

Storm Sewer Reloc

Debt/Obligation Type:	Internal Loans
Principal:	40,296
Interest:	0
Total:	40,296
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

Econ Dev Loan

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No

Date Incurred:	06/01/2014
FY of Last Payment:	2016

WW Land Purchase Taxes

Debt/Obligation Type:	Internal Loans
Principal:	1,010
Interest:	0
Total:	1,010
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

TIF Admin

Debt/Obligation Type:	Internal Loans
Principal:	91,468
Interest:	0
Total:	91,468
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2016

Water Improv Bonds

Debt/Obligation Type:	Other Debt
Principal:	2,958,500
Interest:	0
Total:	2,958,500
Annual Appropriation?:	No
Date Incurred:	06/01/2012
FY of Last Payment:	2018

WW Improv

Debt/Obligation Type:	Internal Loans
Principal:	728,119
Interest:	0
Total:	728,119
Annual Appropriation?:	No
Date Incurred:	06/01/2012
FY of Last Payment:	2018

Econ Dev Grant

Debt/Obligation Type:	Internal Loans
Principal:	23,382
Interest:	0
Total:	23,382
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2016

Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	10,620
Interest:	0
Total:	10,620
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2016

Watermain Improv

Debt/Obligation Type:	Internal Loans
Principal:	51,370
Interest:	0
Total:	51,370
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2016

Non-Rebates For LEMARS AG URBAN RENEWAL

TIF Expenditure Amount:	428,540
Tied To Debt:	2006/2011 GO Bonds
Tied To Project:	2011 GO Bonds
TIF Expenditure Amount:	69,555
Tied To Debt:	Le Mars Bus Park
Tied To Project:	LeMars Bus Park
TIF Expenditure Amount:	31,390
Tied To Debt:	Killeas Ind Park
Tied To Project:	Killeas Ind Park
TIF Expenditure Amount:	81,559
Tied To Debt:	Airport Bus Park
Tied To Project:	Airport Bus Park
TIF Expenditure Amount:	251,367
Tied To Debt:	IA 3 W Rec Trail
Tied To Project:	IA 3 W Rec Trail
TIF Expenditure Amount:	10,523
Tied To Debt:	Sunset Parki Improv
Tied To Project:	Sunset Park Improv
TIF Expenditure Amount:	108,861
Tied To Debt:	Street/Rail Crossing Repairs
Tied To Project:	Street/RailCrossing Repairs
TIF Expenditure Amount:	219,714
Tied To Debt:	LMIP 2nd Rail Improv
Tied To Project:	LMIP 2nd Rail Improv
TIF Expenditure Amount:	62,093
Tied To Debt:	Hwy 75 N Rec Trail Plaza
Tied To Project:	Hwy 75 N Rec Trail Plaza
TIF Expenditure Amount:	167,647
Tied To Debt:	Airport Improv
Tied To Project:	Airport Improvements
TIF Expenditure Amount:	17,860
Tied To Debt:	Lincoln Street Widening
Tied To Project:	Street/RailCrossing Repairs
TIF Expenditure Amount:	169,542
Tied To Debt:	Drainage Improv
Tied To Project:	Earthwork/Drainage/DetBasin
TIF Expenditure Amount:	40,296
Tied To Debt:	Storm Sewer Reloc

Tied To Project:	Storm Sewer Relocation
TIF Expenditure Amount:	100,000
Tied To Debt:	Econ Dev Loan
Tied To Project:	Econ Dev Loan -
TIF Expenditure Amount:	1,010
Tied To Debt:	WW Land Purchase Taxes
Tied To Project:	WW Land Purchase
TIF Expenditure Amount:	91,468
Tied To Debt:	TIF Admin
Tied To Project:	TIF Admin
TIF Expenditure Amount:	270,245
Tied To Debt:	WW Plant Improv/Access Road
Tied To Project:	WW Plant Improv/Access Road
TIF Expenditure Amount:	482,118
Tied To Debt:	Water Improv Bonds
Tied To Project:	Water Improv Bonding
TIF Expenditure Amount:	51,370
Tied To Debt:	Watermain Improv
Tied To Project:	Water Improv Bonding
TIF Expenditure Amount:	23,382
Tied To Debt:	Econ Dev Grant
Tied To Project:	Econ Dev Loan -

Rebates For LEMARS AG URBAN RENEWAL

OB Tax Rebate

TIF Expenditure Amount:	2,780
Rebate Paid To:	OB Investments
Tied To Debt:	Tax Rebate
Tied To Project:	Tax Rebates
Projected Final FY of Rebate:	2016

BB Tax Rebate

TIF Expenditure Amount:	7,840
Rebate Paid To:	Building Blocks
Tied To Debt:	Tax Rebate
Tied To Project:	Tax Rebates
Projected Final FY of Rebate:	2020

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS AG URBAN RENEWAL (75024)
 TIF Taxing District Name: LEMARS CITY AG/LEMARS SCH/LEMARS AG UR INC
 TIF Taxing District Inc. Number: 75169
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1992

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	22,715	0	0	0	0

FY 2016 TIF Revenue Received: 2,638,427